



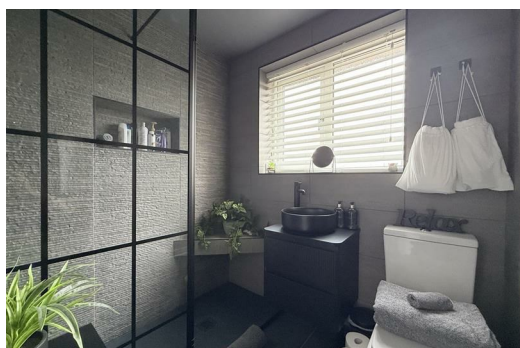
Rushmere, Ashton-Under-Lyne, OL6 9EB

Offers in the region of £320,000

Nestled in the charming area of Rushmere, Ashton-Under-Lyne, this immaculate link detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The thoughtfully designed open plan living lounge and family room creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home.

The house is set on a great corner plot, offering a sense of privacy and space that is often sought after in residential properties. With parking available for two vehicles, convenience is assured for you and your guests. The layout of the home is both practical and appealing, making it an ideal choice for those looking to settle in a friendly community.

The single bathroom is well-appointed, catering to the needs of the household with ease. This property is not just a house; it is a place where memories can be made and cherished. With its immaculate condition and desirable features, this home is ready for you to move in and start your new chapter. Don't miss the chance to view this delightful property in a sought-after location.



GROUND FLOOR

Entrance Hall

3'1" x 3'10" (0.93m x 1.18m)

Main entrance to the property. Includes a storage cupboard

Lounge

13'10" x 14'8" (4.22m x 4.47m)

Large open plan area. Stairs leading up.

Beautiful media wall, double glazed box bay window to the front

Family Room

10'3" x 14'8" (3.12m x 4.47m)

Large open plan area with the lounge. Patio doors leading into the garden

Kitchen/Diner

23'2" x 8'4" (7.05m x 2.54m)

Double glazed windows to front and rear. Huge kitchen and dining table space. Kitchen has base & top cupboards, 4 ring gas hob with electric oven and extractor fan. Plumbing for a washing machine and space for freestanding appliances

FIRST FLOOR

Landing

10'4" x 6'1" (3.14m x 1.85m)

Double glazed window to side

Master Bedroom

12'0" x 8'0" (3.66m x 2.44m)

Double glazed window to front, radiator,

Bedroom 2

12'4" x 8'0" (3.76m x 2.44m)

Double glazed window to rear, double glazed window to side, radiator,

Bedroom 3

8'0" x 6'3" (2.45m x 1.91m)

Double glazed window to front, radiator,

Shower Room

5'5" x 6'3" (1.64m x 1.91m)

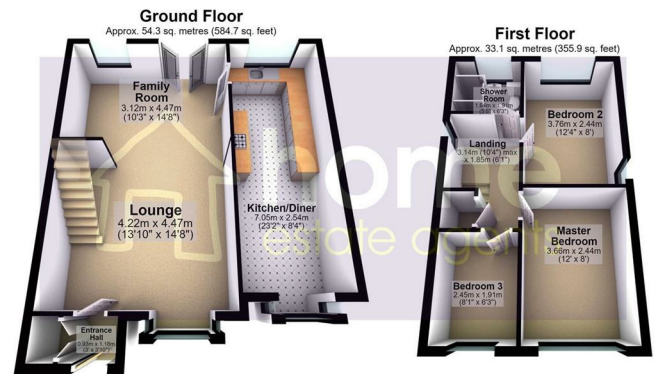
Double glazed window to rear, 3 piece shower room with very large standing shower, corner seat, toilet and basin vanity.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should

not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

